



21 Runcie Close,
Nottingham, NG12 3TG

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GUIDE PRICE £210,000 AND £220,000

This semi detached bungalow provides well presented accommodation including an entrance hall, a fitted kitchen, a lounge/dining room, an inner hallway, two bedrooms, a modern shower room, and a large conservatory with French doors opening to the rear garden.

Benefiting from gas central heating and double glazing, the property has a low maintenance enclosed garden to the rear, a further garden to the front, plus a driveway and garage providing off road parking.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an extensive range of facilities including primary schools, a leisure centre with swimming pool, shops and churches, a state of the art doctors surgery and library hub, public houses, a country park and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Viewing is recommended.

£210,000





ACCOMMODATION

The canopied UPVC entrance door opens to the entrance hall. From here there are doors into the kitchen, and the lounge/dining room, along with a storage cupboard (housing the RCD unit).

The kitchen is fitted with a range of wall, and base units, with roll edge work surfaces over. There is a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer and an electric oven with a four ring hob with an extractor hood over. The combination condenser boiler is housed in a cupboard in the kitchen.

Overlooking the front, the lounge/dining room has wood effect laminate flooring, and a door to the inner hallway. The inner hallway has a shelved cupboard, and doors into two bedrooms and the shower room.

Both bedrooms face the rear, (the loft hatch is located in bedroom one), bedroom two has French doors opening to the conservatory. The spacious conservatory has double glazed windows overlooking the garden, power points, wall light points, wood effect laminate flooring, and French doors opening to the rear garden.

The fully tiled shower room completes the accommodation, and is fitted with a corner shower enclosure with an electric shower, a wash hand basin with motion-sensor LED lighting over., and a wc.

OUTSIDE

At the front of the property, there is a low maintenance garden laid to pebbled beds, with planted shrubs, and a pathway leading to the canopied entrance door (with an external light).

There is a further low maintenance garden to the rear, fully enclosed by timber screen fencing and includes; a patio seating area, and gravelled beds with planted shrubs.

The GARAGE has a remote -controlled electric roller door, and a driveway providing off road parking for one further vehicle to the front.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,898.70.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

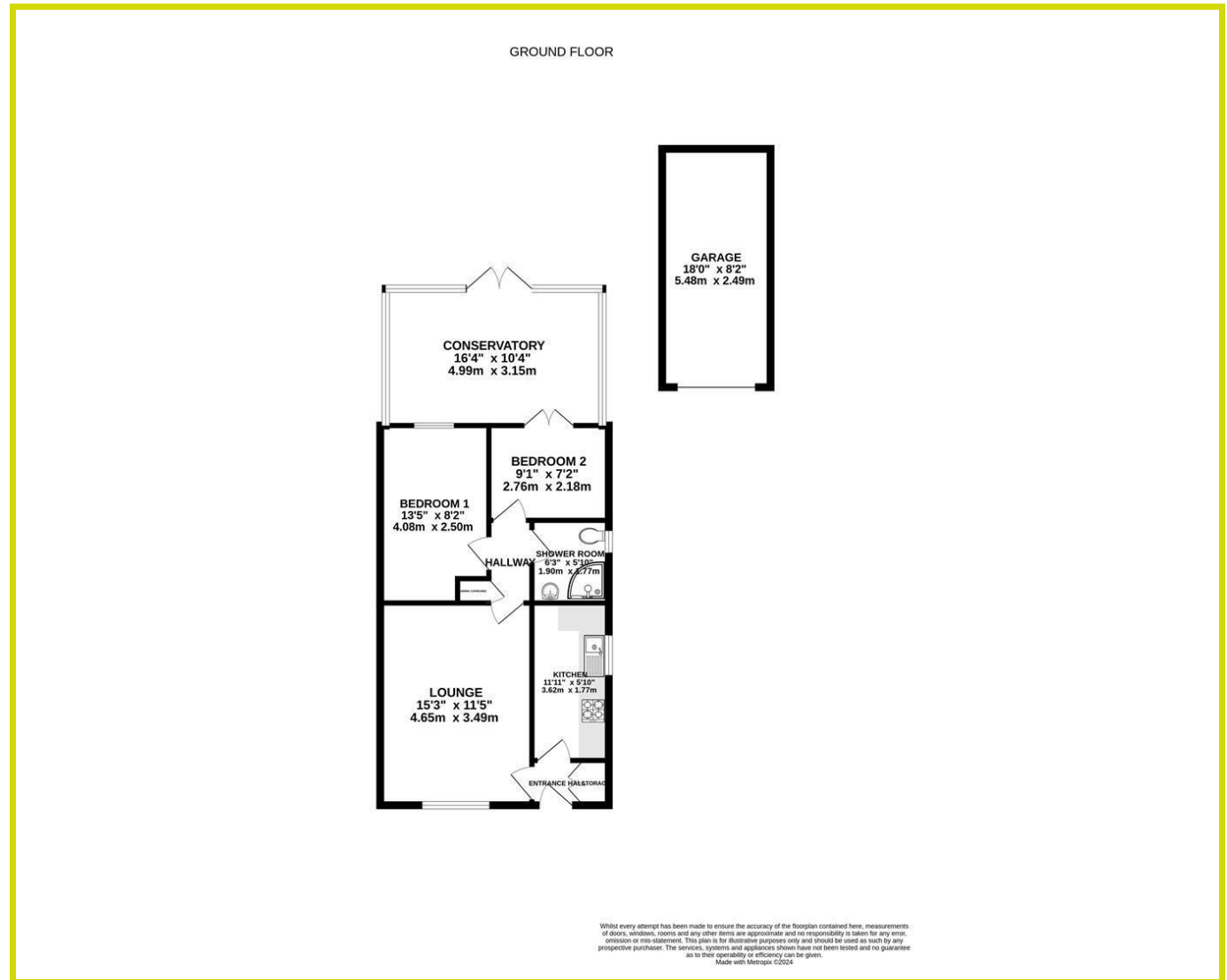
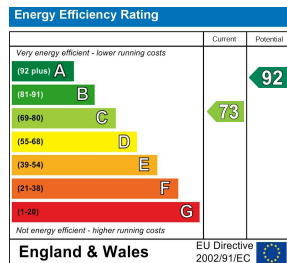


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